

**APPROVED 12-16-10**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

Meeting of the Zoning Board of Appeals held on Thursday, November 18, 2010 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

**MEMBERS PRESENT:**

Robert F. Hannon, Chairman  
Caren M. Genovese, Vice Chairman  
Donald F. Clark, Secretary  
Joseph A. Cappucci  
Joseph P. Villano  
Mary Jane Mulligan, Alternate

**MEMBERS ABSENT:**

Robert E. Martin, Alternate  
Cheryl A. Juniewicz, Alternate

**TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator

**OTHERS PRESENT:**

Mary Lee Rydzewski, Public Stenographer  
Sandi Lion, Clerk

**AGENDA:**

Mr. Hannon, Chairman, opened the meeting at 7:30 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. He then explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur. Mr. Hannon stated that application #09-15, 48 Giles Avenue and application #10-22, 486 Skiff Street, are postponed to the December 16, 2010 meeting.

1. #09-15      Application of Locust Realty Associates, LLC, Owner and Applicant, relative to 48 Giles Avenue, (Map 28, Lot 13), Appeal of a Cease & Desist Order of the Zoning Enforcement Officer. IG-80 Zoning District.

This application is postponed to the December 16, 2010 meeting.

2. #10-19 Application of Alexander J. Karacsonyi, Owner and Applicant, relative to 44 Scrub Oak Road, (Map 101, Lot 86), per Section 2.1.1.9, requesting a 15' rear yard variance to allow a rear yard of 10' where 25' is required and per Section 8.13.2.2.2 requesting a variance of 372 square feet to allow a 900 square feet detached garage where 528 square feet is permitted and per Section 8.13.2.2.4, requesting a variance of 9 feet to allow a 24 feet maximum height where 15 feet is permitted. R-20 Zoning District.

Mr. Alex Karacsonyi, owner, presented the application to build an 864 square feet (24'x 36') two-story detached garage. He submitted a picture of the proposed garage, exhibit A, and a letter from Richard and Priscilla Wawrzeniak of 43 Scrub Oak Road, in favor of the application, exhibit B. The Board asked questions and Mr. Karacsonyi responded. He stated that he would be willing to move the structure closer to the street side of his property.

Mr. Clark read into the record a letter dated November 13, 2010 from Ann I. D'Agostino of 36 Scrub Oak Road, stating that she is in opposition to the excessive size of the proposed detached garage, exhibit C.

Mr. Hannon asked for public comment asked for public comment:

1. Elinor Pedalino, 600 Washington Avenue – Unit C-4, feels the height of the structure is excessive.
2. Jeff Coppola, President of the Oakbrook Estates Association, 600 Washington Avenue – Unit D-5, feels the height of the structure is excessive and too close to his property line. He stated that he would be in favor of a smaller structure.
3. Sharon Nally, 600 Washington Avenue, feels the height of the structure is excessive and is too close to her property line.
4. Katherine Halligan, 600 Washington Avenue – Unit E-7, feels the height of the structure is excessive.
5. Carmine Pedalino, 600 Washington Avenue – Unit C-4, feels the height of the structure is excessive and suggested a three car garage instead of a two-story structure.

Mr. Karacsonyi responded to the public comment.

There being no further public comment, the Public Hearing was closed.

3. #10-21 Application of North Haven Autobody, Owner and Applicant, relative to 281 Washington Avenue, (Map 80, Lot 4), per Section 8.3.3.1, requesting approval to enlarge an existing non-conforming building. IL-30 Zoning District.

Mr. Jim Pretti of Criscuolo Engineering presented the application to enlarge an existing non-conforming building. The Board asked questions and Mr. Pretti responded.

Mr. Hannon asked for public comment, being none the Public Hearing was closed.

4. #10-22 Application of Wade Miller, Owner and Applicant, relative to 486 Skiff Street, (Map 33, Lot 50), per Section 8.13.2.2.3, requesting a variance of 426 square feet to allow a 952 square feet detached garage where 526 square feet is permitted. R-12 Zoning District.

The application is postponed to the December 16, 2010 meeting.

**DELIBERATION SESSION:**

**PUBLIC HEARINGS:**

1. #10-19 Application of Alexander J. Karacsonyi, Owner and Applicant, relative to 44 Scrub Oak Road.

Mrs. Genovese made a motion for the purpose of discussion; Mr. Clark seconded the motion. All were in favor.

Mrs. Genovese moved to deny the application; Mr. Cappucci seconded the motion. The Board voted as follows:

Hannon – aye Genovese – aye Clark – aye Cappucci – aye Villano - aye

In denying the application the Board stated the following:

1. The structure is excessive in height.
2. The location of the structure is too close to the Oakbrook Estates Condominium property line.
3. The variance request is excessive for an R-20 zoning district.

2. #10-21 Application of North Haven Autobody, Owner and Applicant, relative to 281 Washington Avenue.

Mr. Clark moved to approve the application; Mr. Villano seconded the motion. The Commission voted as follows:

Hannon – aye Genovese – aye Clark – aye Cappucci – aye Villano – aye

In approving the application the Board stated the following:

1. Approval was granted to enlarge an existing, non-conforming building.

**OTHER:** None

**CEASE AND DESIST ORDERS:**

Mr. Fredricksen, Land Use Administrator, outlined current zoning violations with the Board.

2035 Hartford Turnpike - Building without a permit.

-A Cease and Desist Order was sent to Ms. Ann McCoy on October 7, 2010.

500 Middletown Avenue - Filling without a permit.

-A Cease & Desist Order was sent to Ms. Mufson on October 22, 2010.

**MINUTES:**

October 21, 2010

Mrs. Genovese moved to approve the minutes of the October 21, 2010 meeting; Mr. Cappucci seconded the motion; the Board members voted as follows:

Hannon – aye Genovese – aye Clark – aye Villano – aye Mulligan- aye

**CORRESPONDENCE:** Connecticut Federation of Planning & Zoning Agencies  
Newsletter Fall 2010

**ADJOURN:**

There being no further business, Mr. Cappucci moved to adjourn; Mr. Villano seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 8:30 PM.